BILL GARRETT, Davidson County
Trans:T20170057323 DEEDWARR
Recvd: 07/05/17 15:11 2 pgs
Fees:13.00 Taxes:769.60
20170705-0067554

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Chrystal Haley Baird
1337 Riverbrook Drive
Hermitage, TN 37076

SEND TAX BILL TO:
FREEDOM MORTGAGE CORP.
907 PLEASANT VALLEY AVE, SUITE 3
MOUNT LAUREL, NJ 08054

MAP/PARCEL 097-02-0A-296.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashley Newell, unmarried , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Chrystal H. Baird, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Plat at Instrument No. 20120502-0037433, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Newell, a single person by Warranty deed from Juliana Armah, unmarried of record in Instrument No. 20140625-0055522 Register's Office for Davidson County, Tennessee, dated June 20, 2014 and recorded on June 25, 2014.

This is improved property known as: **1337 Riverbrook Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 30rd day of June, 2017.

WITNESS MY HAND on this the 29th day of June, 2017

Ashley Newell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ashley Newell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of June, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $208,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of June, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No: 170403